

ENTITLED PAD DEVELOPMENT

8445 LOS COCHES RD, EL CAJON, CA 92021



Highlights:

- Pads Available for Lease
- Prime Freeway Stop in El Cajon
- Entitled for Drive Thru
- Substantial conformance rules allow for some changes to the site plan

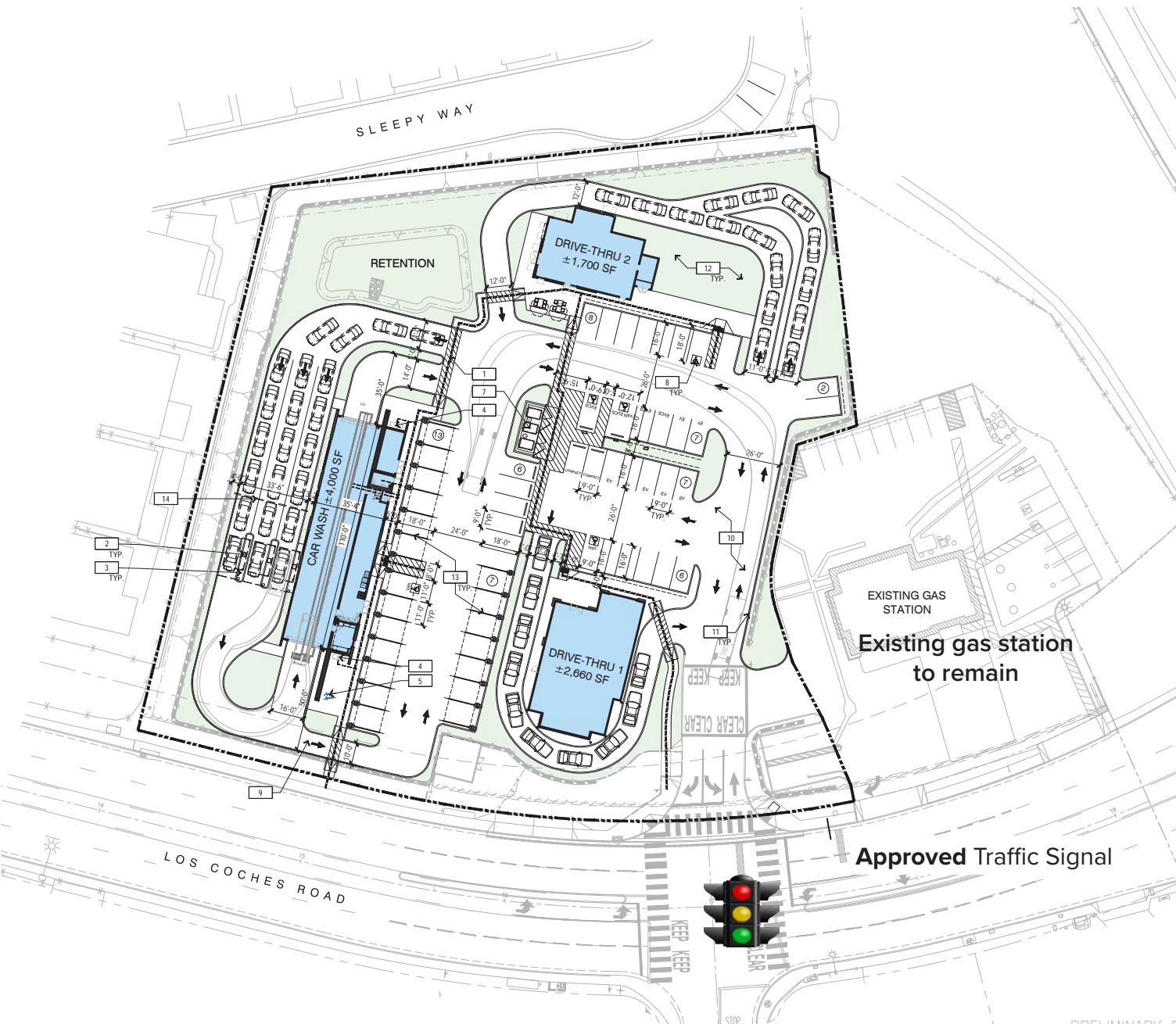
Austin Dias, MSRE
(619) 269-6077 | Austin@DuhsCommercial.com
CA License: 01888482



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POTENTIAL SITE PLAN

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



ZONING: COMMERCIAL
TOTAL SITE AREA: 91,255 SF OR 2.09 AC

PROPOSED BUILDINGS:
DRIVE-THRU 1: 2,660 SF
DRIVE-THRU 2: 1,700 SF
CAR WASH: 3,910 SF

TOTAL BUILDING AREA: ±8,270 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 8,270 SF / 250 = 33 SPACES

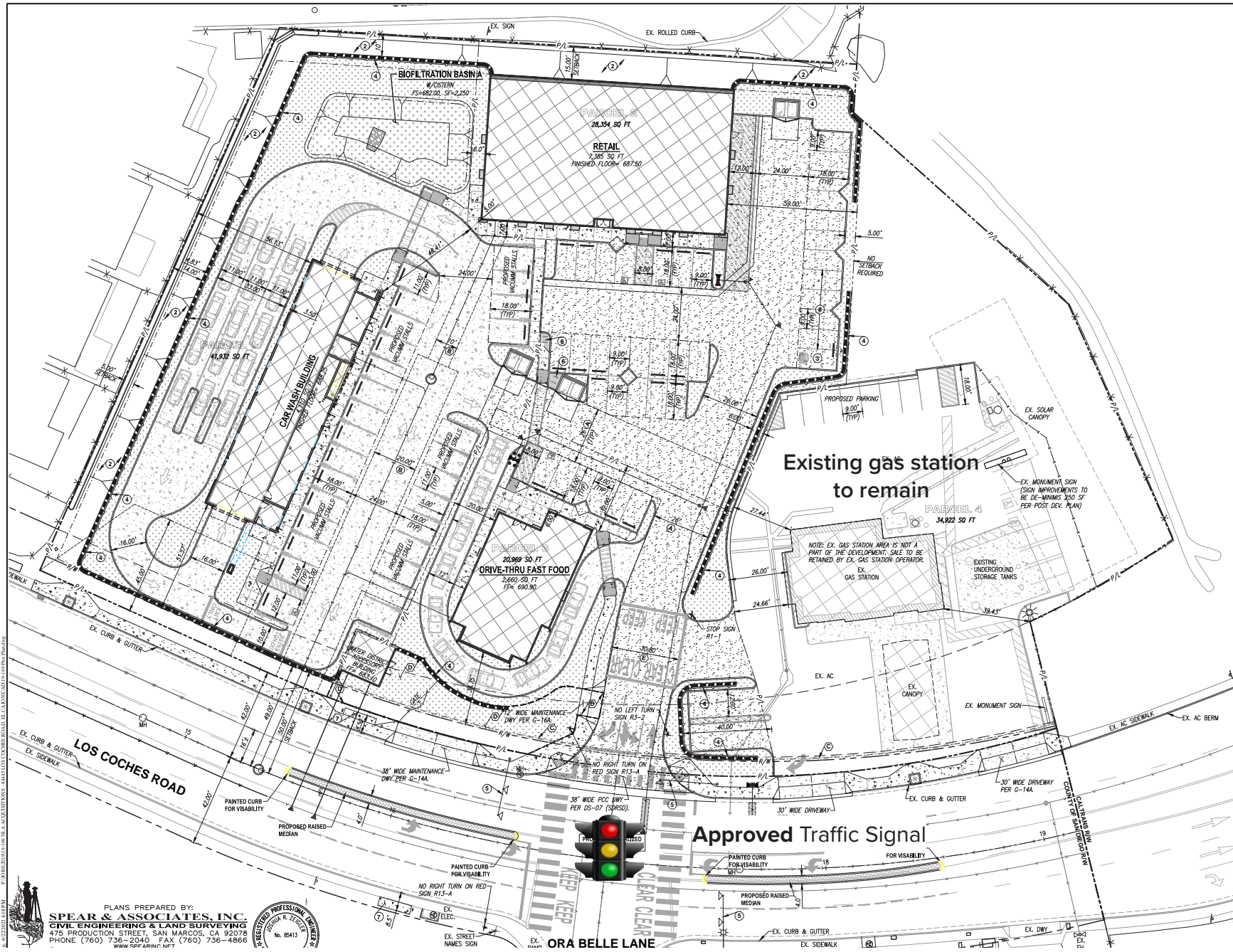
PARKING PROVIDED: ±54 (INCLUDES 20 VACUUM SPAC
DRIVE-THRU QUEUING: ±50 CARS

TE PLAN AND INFORMATION ARE PRELIMINARY, AND SUBJECT TO ADJUSTMENT.
RTHER DEVELOPMENT IS SUBJECT TO A THOROUGH SITE INVESTIGATION, THE
VAL OF CLIENTS, AND GOVERNMENTAL AGENCIES.

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ENTITLED PAD DEVELOPMENT

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

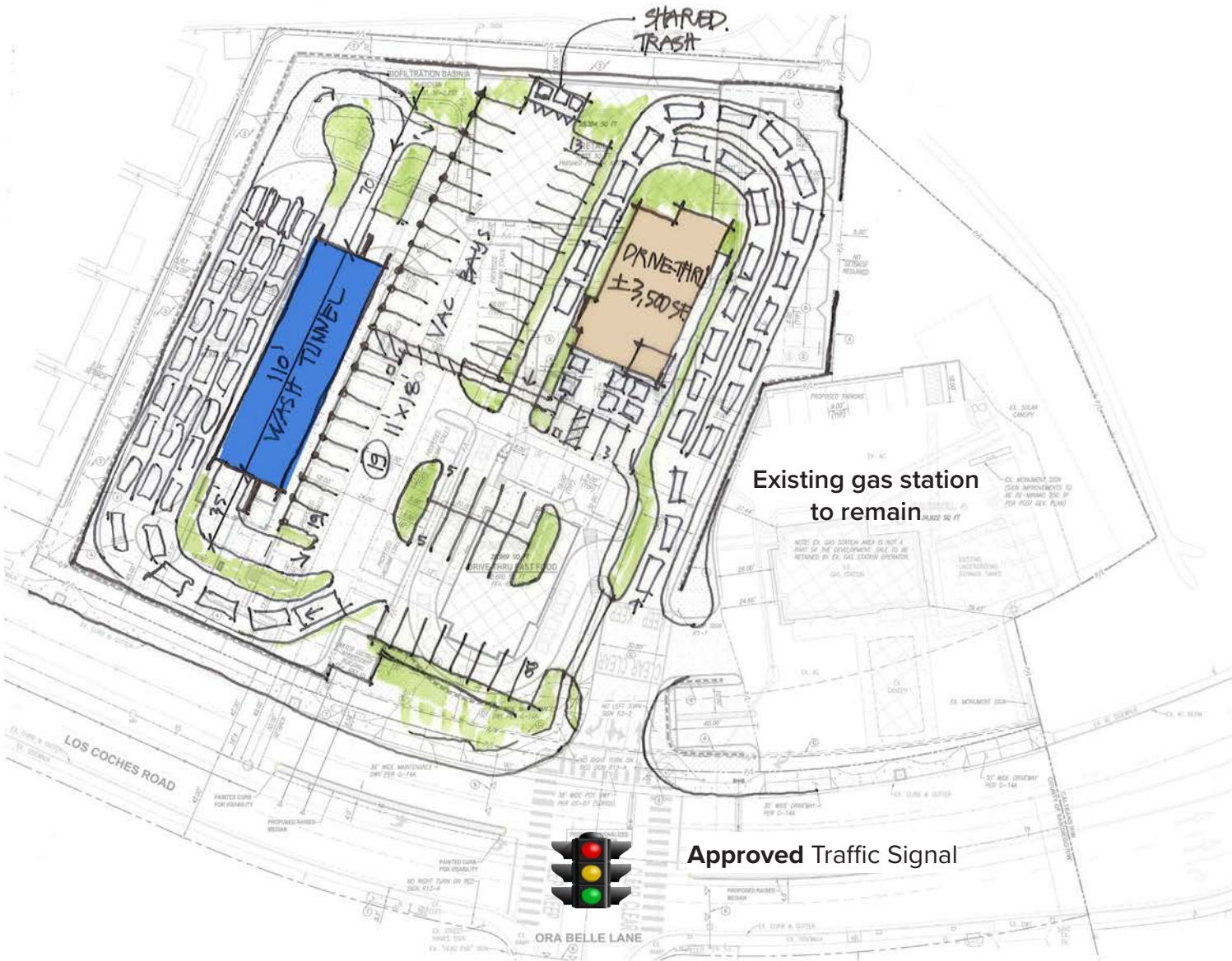
REGISTERED PROFESSIONAL ENGINEER
No. 85413



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ZONING: COMMERCIAL
TOTAL SITE AREA: 91,255 SF OR 2.09 AC

PROPOSED BUILDINGS:
DRIVE-THRU: 3,500 SF
CAR WASH: 3,910 SF

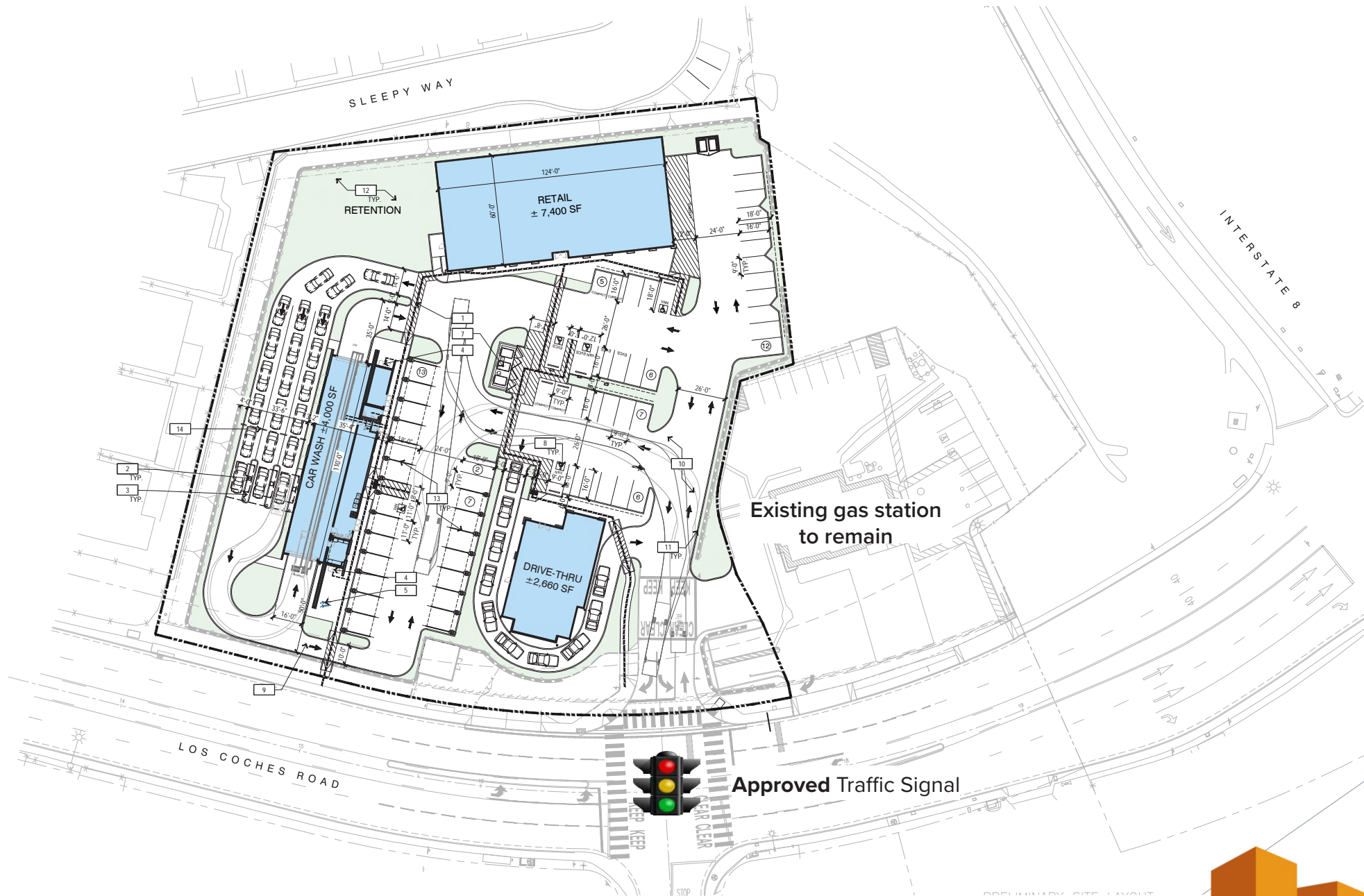
TOTAL BUILDING AREA: ±7,410 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 7,410 SF / 250 = 30 SPACES

PARKING PROVIDED: ±53 (INCLUDES 19 VACUUM SPACES)
DRIVE-THRU QUEUING: ±56 CARS

POTENTIAL SITE PLAN

SUBSTANTIAL CONFORMANCE RULES ALLOW FOR SOME CHANGES TO THE SITE PLAN



MONUMENT SIGN



PROPOSED

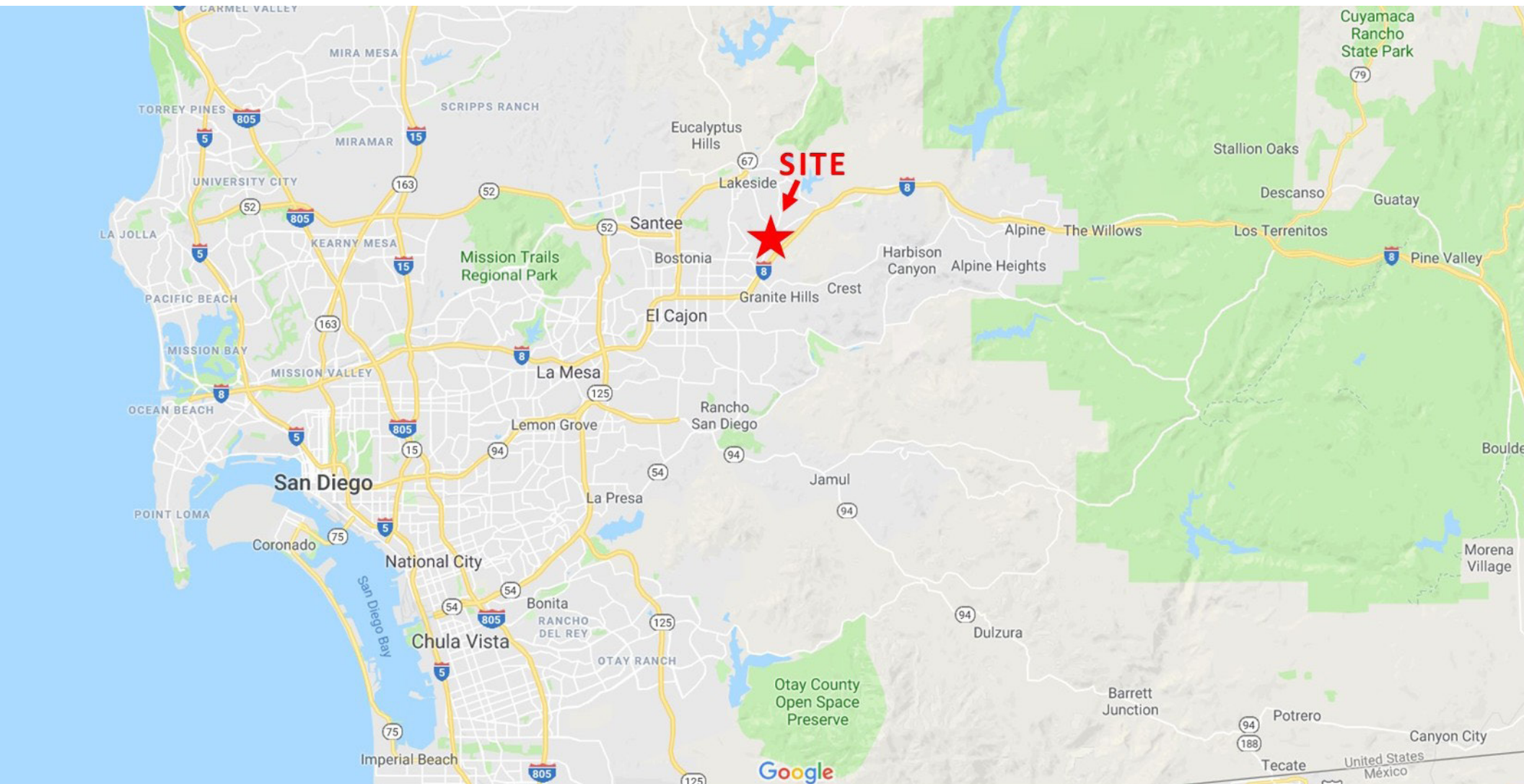


EXISTING

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REGIONAL MAP



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DEMOGRAPHICS



<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Populatin	10,482	87,596	210,746
2029 Projection	10,289	86,581	208,243



<u>Households</u>			
2024 Households	3,525	29,349	71,132
2029 Projection	3,452	28,950	70,150



<u>Average Househole Income</u>			
2024	\$116,603	\$104,688	\$99,495
<u>Median Household Income</u>			
2024	\$98,474	\$79,589	\$75,144



<u>Traffic Count</u>	
I-8 / Los Coches Road 2020	79,178

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